



Billing Code: 8070-01-P

FEDERAL HOUSING FINANCE AGENCY

[No. 2015-N-11]

Proposed Collection; Comment Request

AGENCY: Federal Housing Finance Agency.

ACTION: 60-day Notice of Submission of Information Collection for Approval from Office of Management and Budget.

SUMMARY: In accordance with the requirements of the Paperwork Reduction Act of 1995, the Federal Housing Finance Agency (FHFA) is seeking public comments concerning the information collection known as the “National Survey of Existing Mortgage Borrowers” (NSEMB). This is a new collection that has not yet been assigned a control number by the Office of Management and Budget (OMB). FHFA intends to submit the information collection to OMB for review and approval of a three-year control number.

DATES: Interested persons may submit comments on or before **[INSERT DATE 60 DAYS AFTER DATE OF PUBLICATION IN THE FEDERAL REGISTER]**.

ADDRESSES: Submit comments to FHFA, identified by “Proposed Collection; Comment Request: ‘National Survey of Existing Mortgage Borrowers, (No. 2015-N-11)’” by any of the following methods:

- Agency Website: www.fhfa.gov/open-for-comment-or-input.

- Federal eRulemaking Portal: <http://www.regulations.gov>. Follow the instructions for submitting comments. If you submit your comment to the Federal eRulemaking Portal, please also send it by e-mail to FHFA at RegComments@fhfa.gov to ensure timely receipt by the agency.
- Mail/Hand Delivery: Federal Housing Finance Agency, Eighth Floor, 400 Seventh Street SW., Washington, DC 20219, ATTENTION: Proposed Collection; Comment Request: “National Survey of Existing Mortgage Borrowers, (No. 2015-N-11)”.

We will post all public comments we receive without change, including any personal information you provide, such as your name and address, email address, and telephone number, on the FHFA website at <http://www.fhfa.gov>. In addition, copies of all comments received will be available for examination by the public on business days between the hours of 10 a.m. and 3 p.m., at the Federal Housing Finance Agency, Eighth Floor, 400 Seventh Street SW., Washington, DC 20219. To make an appointment to inspect comments, please call the Office of General Counsel at (202) 649-3804.

FOR FURTHER INFORMATION CONTACT: Forrest Pafenberg, Supervisory Policy Analyst, Office of the Chief Operating Officer, by email at Forrest.Pafenberg@fhfa.gov or by telephone at (202) 649-3129; or Eric Raudenbush, Assistant General Counsel, by email at Eric.Raudenbush@fhfa.gov or by telephone at (202) 649-3084, (these are not toll-free numbers), Federal Housing Finance Agency, 400 Seventh Street SW., Washington, DC 20219. The Telecommunications Device for the Deaf is (800) 877-8339.

SUPPLEMENTARY INFORMATION:

A. Need For and Use of the Information Collection

The NSEMB will be a periodic, voluntary survey of individuals who currently have a first mortgage loan secured by single-family residential property. The survey questionnaire will consist of approximately 80-85 questions designed to learn directly from mortgage borrowers about their mortgage experience, any challenges they may have had in maintaining their mortgage and, where applicable, terminating a mortgage. It will request specific information on: the mortgage; the mortgaged property; the borrower's experience with the loan servicer; and the borrower's financial resources and financial knowledge. FHFA is also seeking clearance to pretest the survey questionnaire and related materials from time to time through the use of focus groups. A preliminary draft of the survey questionnaire (which at this time includes only 66 questions) appears at the end of this notice.

The NSEMB will be a component of the larger "National Mortgage Database" (NMDB) Project (Project), which is a multi-year joint effort of FHFA and the Consumer Financial Protection Bureau (CFPB) (although the NSEMB is being sponsored only by FHFA). The Project is designed to satisfy the Congressionally-mandated requirements of section 1324(c) of the Federal Housing Enterprises Financial Safety and Soundness Act of 1992, as amended by the Housing and Economic Recovery Act of 2008.¹ Section 1324(c) requires that FHFA conduct a monthly survey to collect data on the characteristics of individual prime and subprime mortgages, and on the borrowers and properties associated with those mortgages in order to enable it to prepare a detailed annual report on the mortgage market activities of the Federal National Mortgage

¹ 12 U.S.C. 4544(c).

Association (Fannie Mae) and the Federal Home Loan Mortgage Corporation (Freddie Mac) for review by the appropriate Congressional oversight committees. Section 1324(c) also authorizes and requires FHFA to compile a database of timely and otherwise unavailable residential mortgage market information to be made available to the public.

In order to fulfill those and other statutory mandates, as well as to support policymaking and research efforts, FHFA and CFPB committed in July 2012 to fund, build and manage the NMDB Project. When fully complete, the NMDB will be a de-identified loan-level database of closed-end first-lien residential mortgages. It will: (1) be representative of the market as a whole; (2) contain detailed, loan-level information on the terms and performance of mortgages, as well as characteristics of the associated borrowers and properties; (3) be continually updated; (4) have an historical component dating back before the financial crisis of 2008; and (5) provide a sampling frame for surveys to collect additional information.

The core data in the NMDB are drawn from a random 1-in-20 sample of all closed-end first-lien mortgage files outstanding at any time between January 1998 and the present in the files of Experian, one of the three national credit repositories. A random 1-in-20 sample of mortgages newly reported to Experian is added each quarter. The NMDB also draws information on mortgages in the NMDB datasets from other existing sources, including the Home Mortgage Disclosure Act (HMDA) database that is maintained by the Federal Financial Institutions Examination Council (FFIEC), property valuation models, and data files maintained by Fannie Mae and Freddie Mac and by federal agencies. Currently, FHFA obtains additional data from its quarterly National Survey of Mortgage Borrowers (NSMB), which provides critical and timely information

on newly-originated mortgages and those borrowing that are not available from any existing source, including: the range of nontraditional and subprime mortgage products being offered, the methods by which these mortgages are being marketed, and the characteristics of borrowers for these types of loans.²

While the quarterly NSMB provides information on newly-originated mortgages, it does not solicit borrowers' experience with maintaining their existing mortgages; nor is detailed information on that topic available from any other existing source. The NSEMB will solicit such information, including information on borrowers' experience with maintaining a mortgage under financial stress, their experience in soliciting financial assistance, their success in accessing federally-sponsored programs designed to assist them, and, where applicable, any challenges they may have had in terminating a mortgage loan. The NSEMB questionnaire will be sent out to a stratified random sample of 10,000 borrowers in the NMDB. The NSEMB assumes a 25 percent overall response rate, which would yield 2,500 survey responses.

The information collected through the NSEMB questionnaire will be used, in combination with information obtained from existing sources in the NMDB, to assist FHFA in understanding how the performance of existing mortgages is influencing the residential mortgage market, what different borrower groups are discussing with their servicers when they are under financial stress, and consumers' opinions of federally-sponsored programs designed to assist them. This important, but currently unavailable, information will assist the agency in the supervision of its regulated entities (Fannie Mae, Freddie Mac, and the Federal Home Loan Banks) and in the development and

² OMB has cleared the NSMB under the PRA and assigned it control no. 2590-0012. The current OMB clearance expires on December 31, 2016.

implementation of appropriate and effective policies and programs. The information may also be used for research and analysis by other federal agencies that have regulatory and supervisory responsibilities/mandates related to mortgage markets and to provide a resource for research and analysis by academics and other interested parties outside of the government.

FHFA expects that, in the process of developing the initial and any subsequent NSEMB survey questionnaires and related materials, it will sponsor one or more focus groups to pretest those materials. Such pretesting will ultimately help to ensure that the survey respondents can and will answer the survey questions and will provide useful data on their experiences with maintaining their existing mortgages. FHFA will use information collected through the focus groups to assist in drafting and modifying the survey questions and instructions, as well as the related communications, to read in the way that will be most readily understood by the survey respondents and that will be most likely to elicit usable responses. Such information will also be used help the agency decide on how best to organize and format the survey questionnaire.

B. Burden Estimate

While FHFA currently has firm plans to conduct the survey only once—in the second quarter of 2016—it may decide to conduct further periodic NSEMB surveys once the first survey is completed. The agency therefore estimates that the survey will be conducted, on average, once annually over the next three years and that it will conduct pre-testing on each set of annual survey materials. FHFA has analyzed the hour burden on members of the public associated with pre-testing the survey materials (24 hours) and with conducting the survey (5,000 hours) and estimates the total annual hour burden

imposed on the public by this information collection to be 5,024 hours. The estimate for each phase of the collection was calculated as follows:

Pre-Testing the Materials

FHFA estimates that it will sponsor two focus groups prior to conducting each survey, with 12 participants in each focus group, for a total of 24 focus group participants. It estimates the participation time for each focus group participant to be one hour, resulting in a total annual burden estimate of 24 hours for the pre-testing phase of the collection (2 focus groups per year x 12 participants in each group x 1 hour per participant = 24 hours).

Conducting the Survey

FHFA estimates that the NSEMB questionnaire will be sent to 10,000 recipients each time it is conducted. Although the agency expects only 2,500 of those surveys to be returned, it assumes that all of the surveys will be returned for purposes of this burden calculation. Based on the reported experience of respondents to the quarterly NSMB questionnaire, which contains a similar number of questions, FHFA estimates that it will take each respondent 30 minutes to complete each survey, including the gathering of necessary materials to respond to the questions. This results in a total annual burden estimate of 5,000 hours for the survey phase of this collection (1 survey per year x 10,000 respondents per survey x 30 minutes per respondent = 5,000 hours).

C. Comment Request

FHFA requests written comments on the following: (1) Whether the collection of information is necessary for the proper performance of FHFA functions, including whether the information has practical utility; (2) The accuracy of FHFA's estimates of

the burdens of the collection of information; (3) Ways to enhance the quality, utility, and clarity of the information collected; and (4) Ways to minimize the burden of the collection of information on survey respondents, including through the use of automated collection techniques or other forms of information technology.

Dated: November 3, 2015.

Kevin Winkler,
Chief Information Officer,
Federal Housing Finance Agency.

National Survey of Existing Mortgage Borrowers Draft Questionnaire

1. Thinking back to [Month, Year], did you have at least one outstanding mortgage loan on a residence that required a monthly payment (could be your home or house lived in by others)?
 - ☐ Yes → If you had more than one mortgage loan outstanding in [Month, year], please refer to your experience with the most recent refinance or new mortgage.
 - ☐ No → Please return the blank questionnaire so we know the survey does not apply to you. The money enclosed is yours to keep.
2. Did we mail this survey to the address of the house or property you financed with this mortgage?
 - ☐ Yes
 - ☐ No
3. What was the primary purpose of this mortgage? If you refinanced a mortgage for any reason, please select refinance below. Mark one answer.
 - ☐ Purchase of a property
 - ☐ Permanent financing on a construction loan
 - ☐ Refinance or modification of an existing mortgage
 - ☐ New loan on a mortgage-free property
 - ☐ Some other purpose (specify) _____
4. When did you take out this mortgage? The purchase date or refinance whichever was closest to [Month, Year].

_____/_____
month year
5. What was the amount of this loan (the dollar amount you borrowed)?

\$_____ . 00

 - ☐ Don't know
6. What is/was the monthly payment, including the amount paid to escrow for taxes and insurance?

\$_____ . 00

 - ☐ Don't know
7. What is/was the interest rate on this mortgage?

_____ %

 - ☐ Don't know
8. Is/was this an adjustable rate mortgage, one that allows the interest rate to change over the life of the loan?
 - ☐ Yes
 - ☐ No
 - ☐ Don't know
9. Including you, how many people signed/co-signed for this mortgage?

☐ 1 ☐ 2 ☐ 3 ☐ 4 or more
10. Does/did this mortgage have any of the following features?

	Yes	No	Don't Know
A prepayment penalty (fee if the mortgage is paid off early)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
An escrow account for taxes and/or homeowner insurance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A balloon payment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Interest-only monthly payments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. When you took out this mortgage, how satisfied were you with the...

	Very	Somewhat	Not At All
Lender/broker you used	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Application process	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Documentation process required for the loan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Loan closing process	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Information in mortgage disclosure documents	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Timeliness of mortgage disclosure documents	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Settlement agent	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Overall, how satisfied are you that the mortgage you got was the one with the...

	Very	Somewhat	Not At All
Best terms to fit your needs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lowest interest rate for which you could qualify for	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lowest closing cost	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

National Survey of Existing Mortgage Borrowers Draft Questionnaire

13. How satisfied are you today with...

	Very	Somewhat	Not At All
The lender you used to get this mortgage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The servicer or firm that collects the monthly payment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

14. During the past year, or so, did you discuss any of the following with a lender or mortgage servicer?

	Yes	No
Refinancing your mortgage	<input type="checkbox"/>	<input type="checkbox"/>
Lowering your interest rate	<input type="checkbox"/>	<input type="checkbox"/>
Changing from an adjustable to fixed-rate mortgage	<input type="checkbox"/>	<input type="checkbox"/>
Difficulties making mortgage payments	<input type="checkbox"/>	<input type="checkbox"/>
Catching up on missed payments	<input type="checkbox"/>	<input type="checkbox"/>
Extending the term of your mortgage	<input type="checkbox"/>	<input type="checkbox"/>
Deferring or forgiving some of your loan amount	<input type="checkbox"/>	<input type="checkbox"/>
Selling your property in a 'short sale'	<input type="checkbox"/>	<input type="checkbox"/>
Giving the property to your lender in return for canceling your mortgage debt	<input type="checkbox"/>	<input type="checkbox"/>

15. How would you describe your payment history on this mortgage?

- ☐ Always pay on time, never a late payment
☐ Usually pay on time, a few late payments
☐ Many late payments

16. Which of the following best describes how you use/used this property?

- ☐ Primary residence (*where you spend the majority of your time*)
☐ It would be my primary residence soon
☐ Seasonal or second home
☐ Home for other relatives
☐ Rental or investor property
☐ Other (specify) _____

17. What type of house is on this property?
Mark one answer.

- ☐ Single-family detached house
☐ Townhouse, row house, or villa
☐ Mobile home or manufactured home
☐ 2-unit, 3-unit, or 4 unit dwelling
☐ Condo, apartment house, or co-op
☐ Unit in a partly commercial structure
☐ Other (specify) _____

18. Do you still have this mortgage, that is, you did not refinance, sell or give up this property?

- ☐ No *Skip to Q25*
☐ Yes *Continue with Q19*

19. Is the amount you owe on this mortgage today...

- ☐ Significantly less than your property value
☐ Slightly less than your property value
☐ About the same as your property value
☐ Slightly more than your property value
☐ Significantly more than your property value

20. About how much do you think this property is worth; that is, what could you sell it for now?

\$_____ .00

- ☐ Don't know

21. In the last couple years, how has the following changed in the neighborhood where this property is located?

	Significant Increase	Little/No Change	Significant Decrease
Number of homes for sale	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Number of vacant homes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Number of homes for rent	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Number of foreclosures or short sales	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
House prices	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Overall desirability of living there	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

22. What do you think will happen to the prices of homes in this neighborhood over the next couple of years?

- ☐ Increase a lot
☐ Increase a little
☐ Remain about the same
☐ Decrease a little
☐ Decrease a lot

23. In the next couple of years, how do you expect the overall desirability of living in this neighborhood to change?

- ☐ Become more desirable
☐ Stay about the same
☐ Become less desirable

National Survey of Existing Mortgage Borrowers Draft Questionnaire

24. How likely is it that in the next couple of years you will...

	Very	Somewhat	Not At All	N/A
Sell this property	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Move but keep this property	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Refinance the mortgage on this property	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pay off this mortgage and own the property mortgage-free	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lose the property because you cannot afford the loan payments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Skip to Q38

25. What happened to this mortgage?

- ☐ Loan was refinanced
- ☐ Loan was modified by lender or servicer
- ☐ Sold the property – regular sale
- ☐ Sold the property – short sale
- ☐ Lender or servicer took over property as part of foreclosure
- ☐ Paid off the loan myself and kept the property
- ☐ Loan closed or paid off some other way (specify) _____

26. When did this happen?

_____/_____
month year

27. Were any of the following a reason for this loan transaction?

	Yes	No
To reduce debt	<input type="checkbox"/>	<input type="checkbox"/>
To reduce monthly expenses	<input type="checkbox"/>	<input type="checkbox"/>
To rent rather than own your home	<input type="checkbox"/>	<input type="checkbox"/>
Wanted a different house	<input type="checkbox"/>	<input type="checkbox"/>
House was too much to maintain	<input type="checkbox"/>	<input type="checkbox"/>
Moved to be closer to family	<input type="checkbox"/>	<input type="checkbox"/>
Divorce	<input type="checkbox"/>	<input type="checkbox"/>
Death of a household member	<input type="checkbox"/>	<input type="checkbox"/>
Illness or disability	<input type="checkbox"/>	<input type="checkbox"/>
The neighborhood (<i>changed, depressed, foreclosures or vacancies</i>)	<input type="checkbox"/>	<input type="checkbox"/>
Owed more on the loan than the property was worth or could sell it for	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify) _____	<input type="checkbox"/>	<input type="checkbox"/>

28. Considering the circumstances around this loan transaction, would you say the decision was best characterized as...

- ☐ Your decision
- ☐ Forced on you

29. How confident were you that...

	Very	Somewhat	Not At All
You fully understood all the options available to you	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Your lender/servicer or their representative acted in good faith	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

30. How would you rate your interaction with the lender/servicer on this loan transaction?

	Very	Somewhat	Not At All
Easy to work with	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Explained things clearly	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Responsive	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Respectful	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- ☐ Had little or no contact with the lender/servicer

31. Did you get advice or information from any of the following for this loan transaction?

	Yes	No
A credit counselor	<input type="checkbox"/>	<input type="checkbox"/>
A home ownership counselor	<input type="checkbox"/>	<input type="checkbox"/>
Family/friends	<input type="checkbox"/>	<input type="checkbox"/>
Other professionals – attorney, tax advisor, etc.	<input type="checkbox"/>	<input type="checkbox"/>
The internet	<input type="checkbox"/>	<input type="checkbox"/>

32. What was the primary use of the property at the time of this last or most recent transaction?

- ☐ Primary residence (*where you spend the majority of your time*)
- ☐ Seasonal or second home
- ☐ Home for other relatives
- ☐ Rental or investor property

National Survey of Existing Mortgage Borrowers Draft Questionnaire

33. Did you purchase or co-sign for any other property around the time of this loan transaction?

☐ No Skip to Q35

☐ Yes ↓

34. Do you use this new property as your primary residence?

☐ Yes

☐ No

35. Do you currently own or rent your primary residence?

☐ Own Skip to Q38

☐ Rent

☐ Live with family and help with expenses

☐ Live rent free with family or friends

36. When do you think you might purchase another primary residence?

☐ Within 1-2 years

☐ Within 3-5 years

☐ Not for at least 5 years

☐ Never, continue to rent

☐ Never, continue to live with family/friends

37. Would any of the following events cause you to consider buying sooner or at all?

	Yes	No
Increase in income/more hours at work	<input type="checkbox"/>	<input type="checkbox"/>
Improved credit score	<input type="checkbox"/>	<input type="checkbox"/>
Improved health	<input type="checkbox"/>	<input type="checkbox"/>
Paying off other debts first	<input type="checkbox"/>	<input type="checkbox"/>
Saving more for a down payment	<input type="checkbox"/>	<input type="checkbox"/>
Banks make it easier to get a loan	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify) _____	<input type="checkbox"/>	<input type="checkbox"/>

☐ Nothing, will not buy again

38. How well could you explain to someone the ...

	Very	Somewhat	Not At All
Process of taking out a mortgage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Difference between a fixed- and an adjustable-rate mortgage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Difference between a prime and a subprime loan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Difference between a mortgage's interest rate and its APR	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Amortization of a loan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Consequences of not making required mortgage payments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Difference between lender's and owner's title insurance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

39. Have you ever taken a course about home-buying or talked to a housing counselor?

☐ Yes Continue with Q40

☐ No Skip to Q41

40. How many hours was the home-buying course or counseling?

☐ Less than 3 hours

☐ 3 – 6 hours

☐ 7 – 12 hours

☐ More than 12 hours

41. Do you know anyone who...

	Yes	No
Is behind in making their mortgage payments	<input type="checkbox"/>	<input type="checkbox"/>
Has gone through foreclosure where the lender took over the property	<input type="checkbox"/>	<input type="checkbox"/>
Stopped making monthly mortgage payments, even if they could afford it, because they owed more than the property was worth	<input type="checkbox"/>	<input type="checkbox"/>


National Survey of Existing Mortgage Borrowers Draft Questionnaire

42. Do you agree or disagree with the following statements?

	Agree	Disagree
Owning a home is a good financial investment	<input type="checkbox"/>	<input type="checkbox"/>
Mortgage lenders generally treat borrowers well	<input type="checkbox"/>	<input type="checkbox"/>
Mortgage lenders would offer me roughly the same rates and fees	<input type="checkbox"/>	<input type="checkbox"/>
Late payments will lower my credit rating	<input type="checkbox"/>	<input type="checkbox"/>
Lenders shouldn't care about any late payments only whether loans are fully repaid	<input type="checkbox"/>	<input type="checkbox"/>
It is okay to default or stop making mortgage payments if it is in the borrower's financial interest	<input type="checkbox"/>	<input type="checkbox"/>

Your Household

43. What is your current marital status?

- ☐ Married *Skip to Q45*
☐ Separated
☐ Never married
☐ Divorced
☐ Widowed
- 

44. Do you have a partner who shares the decision-making and responsibilities of running your household but is not your legal spouse?

- ☐ Yes
☐ No

Please answer the following questions for you and your spouse or partner, if applicable.

45. Age at last birthday:

	You	Spouse/ Partner
_____ years	_____ years	_____ years

46. Sex:

	You	Spouse/ Partner
Male	<input type="checkbox"/>	<input type="checkbox"/>
Female	<input type="checkbox"/>	<input type="checkbox"/>

47. Highest level of education achieved:

	You	Spouse/ Partner
Some schooling	<input type="checkbox"/>	<input type="checkbox"/>
High school graduate	<input type="checkbox"/>	<input type="checkbox"/>
Technical school	<input type="checkbox"/>	<input type="checkbox"/>
Some college	<input type="checkbox"/>	<input type="checkbox"/>
College graduate	<input type="checkbox"/>	<input type="checkbox"/>
Postgraduate studies	<input type="checkbox"/>	<input type="checkbox"/>

48. Hispanic or Latino:

	You	Spouse/ Partner
Yes	<input type="checkbox"/>	<input type="checkbox"/>
No	<input type="checkbox"/>	<input type="checkbox"/>

49. Race: *Mark all that apply.*

	You	Spouse/ Partner
White	<input type="checkbox"/>	<input type="checkbox"/>
Black or African American	<input type="checkbox"/>	<input type="checkbox"/>
American Indian or Alaska Native	<input type="checkbox"/>	<input type="checkbox"/>
Asian	<input type="checkbox"/>	<input type="checkbox"/>
Native Hawaiian or Pacific Islander	<input type="checkbox"/>	<input type="checkbox"/>

50. Current work status: *Mark all that apply.*

	You	Spouse/ Partner
Self-employed/work for self	<input type="checkbox"/>	<input type="checkbox"/>
Employed full time	<input type="checkbox"/>	<input type="checkbox"/>
Employed part time	<input type="checkbox"/>	<input type="checkbox"/>
Retired	<input type="checkbox"/>	<input type="checkbox"/>
Temporarily laid-off or on leave	<input type="checkbox"/>	<input type="checkbox"/>
Not working for pay (<i>student, homemaker, disabled, unemployed</i>)	<input type="checkbox"/>	<input type="checkbox"/>

51. Have you ever served on active duty in the U.S. Armed Forces? *Active duty includes serving in the U.S. Armed Forces as well as activation from the Reserves or National Guard.*

	You	Spouse/ Partner
Yes, now on active duty	<input type="checkbox"/>	<input type="checkbox"/>
Yes, on active duty in the past, but not now	<input type="checkbox"/>	<input type="checkbox"/>
No, never on active duty except for initial/basic training	<input type="checkbox"/>	<input type="checkbox"/>
No, never served in the U.S. Armed Forces	<input type="checkbox"/>	<input type="checkbox"/>

National Survey of Existing Mortgage Borrowers Draft Questionnaire

62. In the last couple of years, have any of the annual following happened to you? All sources (wages, salaries, tips, interest, child support, ~~Yes/No~~ ~~Investment~~ ~~Not~~ ~~Separated/divorced~~ ~~ment~~, social security, alimony)?

- Married/remarried/new partner ☐ ☐
- Death of household member ☐ ☐
- Addition to your household ☐ ☐
- (not including spouse/partner) ☐ ☐
- Person leaving your household ☐ ☐
- (not including spouse/partner) ☐ ☐
- Disability or serious illness of a household member ☐ ☐

53. How does this total annual household income compare to what it is in a "normal" year?

- Disaster affecting a property you own ☐ ☐
- Disaster affecting your (or your spouse/partner's) work ☐ ☐
- Higher than normal ☐ ☐
- Move within the area (less than 50 miles) ☐ ☐
- Normal ☐ ☐
- Moved to a new area (more than 50 miles) ☐ ☐
- Lower than normal ☐ ☐

63. In the last couple of years, have any of the following happened to you (or your spouse/partner)?

- | | Yes | Yes | No | No |
|---------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Wages or salary | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Layoff, unemployment or reduced hours | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Business or self-employment | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Retirement | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Interest or dividends | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Promotion | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Alimony or child support | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Started a new job | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Social Security benefits | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Started a second job | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

55. Does anyone in your household have any of the following?

- A personal financial crisis ☐ ☐
- Borrowed money from family or friend ☐ ☐ Yes ☐ No ☐
- Borrowed money from bank, credit plan ☐ ☐
- union, or other financial institution ☐ ☐
- Significant decrease in the value of plans ☐ ☐
- your homes or deposit ☐ ☐
- A large number of foreclosures or short ☐ ☐
- sales in your neighborhood ☐ ☐

56. Besides you (and your spouse/partner), who

64. In the next couple of years, how do you expect the following to change for you (and your spouse/partner)?

- | | Significant Increase | Little/No Change | Significant Decrease |
|-----------------------------------------------------------------|--------------------------|--------------------------|--------------------------|
| Children/grandchildren age 18 <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Children/grandchildren age 23 or older <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Household income <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Housing expenses <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Non-housing expenses <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

☐ No one else

65. How likely is it in the next couple of years you (or your spouse/partner) will face, within a few hours drive from you?

Very Somewhat At All

Retirement ☐ No ☐ ☐ ☐

Difficulty making your

58. Mortgage payments, adult child, on living within

A layoff, unemployment, or you?

forced reduction in hours ☐ ☐ ☐

Some other personal financial

crisis ☐ ☐ ☐

59. Which one of the following statements best

66. If your household faced an unexpected personal financial crisis in the next couple of years, how likely is it you could...

☐ Take substantial risks expecting to earn substantial returns ☐ ☐ ☐

Pay your bills for the next 3 months without borrowing

Get significant financial help from family or friends

Borrow enough money from a bank or credit union

Significantly increase your

60. How do your current monthly household

expenses compare to what they were a year ago?

☐ Significantly higher now

☐ About the same vs. twelve months ago

☐ Significantly lower now

61. In the last couple of years, how have the following changed for you (and your spouse/partner)?

Significant Increase Little/No Change Significant Decrease

Household income ☐ ☐ ☐

Housing expenses ☐ ☐ ☐

Non-housing expenses ☐ ☐ ☐

